WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062350 DEEDWARR
Recvd: 10/04/10 09:03 2 pgs
Fees:13.00 Taxes:534.65
20101004-0078858

R-FB-10-0103

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina M. Kolodziejski	New Owner	
103 McKennell Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		72-15-348.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we FRANK BRYANT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTINA M. KOLODZIEJSKI , _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, PORTER PLACE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20080326-0030485, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MCKENNELL STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, COMPOSED OF FRANK BRYANT AND CMF DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO FRANK BRYANT, AN UNMARRIED PERSON AS RECORDED ON THE 21ST DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100421-0030109 AND WARRANTY DEED FROM LESLIE CAPPAMA TO MCKENNELL STREET PARTNERS AS RECORDED ON THE 21ST DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080421-0040316, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INST. NO. 20080326-0030485; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 103 McKennell Drive, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of September, 2010.

Frank Bryant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Bryant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2010.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903